

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE)
)
Julie Shank-Michaoux,) Case No. 16-22499 CMB
Debtor) Chapter 13 - Related to:
) Docket No. 52
Julie Shank-Michaoux,)
Movant) **ENTERED BY DEFAULT**
Vs.)
)
Office of the U.S. Trustee, Ronda Winnecour, Trustee,)
Harris Bank, PNC Bank, Toyota Motor Finance, Bank of)
America, Barclay Card, Capital One, Care Credit, Chase,)
Comcast, Kay's, Kohl's Credit, Macy's, Target Red Card,)
Walmart, Synchrony Bank, and United Recovery Systems,)
Respondents)

ORDER APPROVING RENTION OF REALTOR/BROKER

AND NOW, to wit, this 9th day of May, 2018, upon
consideration of the *Application to Employ Realtor to Sell Debtor's Real Property*, it is

ORDERED, ADJUDGED and DECREED as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Margaret Carter, and Berkshire Hathaway The Preferred Realty, 4220 William Penn Highway, Murrysville, PA 15668, is hereby appointed as **Realtor** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Movant's agent in connection with the sale of real estate located at 613 Rockland Drive, Pittsburgh, PA 15239-2057. A realtor commission in the amount of \$295.00 plus 5% of the sales price or \$4,000.00, whichever is greater, is tentatively approved, subject to final Court order.
3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services,

the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.


Honorable Judge Carlota M. Bohm
U.S. Bankruptcy Judge

kmt
FILED
5/9/18 2:49 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

CC:

Ronda J. Winnecur, Trustee
Julie Shank-Michaux, Debtor
Kenneth Steidl, Counsel for the Debtor
Margaret Carter, and Berkshire Hathaway The Preferred Realty
Office of the U.S. Trustee

Certificate of Notice Page 3 of 3
 United States Bankruptcy Court
 Western District of Pennsylvania

In re:
 Julie Shank-Michaoux
 Debtor

Case No. 16-22499-CMB
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2

User: kthe
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: May 09, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 11, 2018.

db +Julie Shank-Michaoux, 613 Rockland Drive, Pittsburgh, PA 15239-2057

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 11, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 9, 2018 at the address(es) listed below:

Ann E. Swartz on behalf of Creditor BMO Harris N.A. ecfmail@mwc-law.com
 Celine P. DerKrikorian on behalf of Creditor BMO Harris N.A. ecfmail@mwc-law.com
 James Warmbrodt on behalf of Creditor Peoples Natural Gas Company, LLC
 bkgroup@kmllawgroup.com
 James Warmbrodt on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION bkgroup@kmllawgroup.com
 Kenneth Steidl on behalf of Debtor Julie Shank-Michaoux julie.steidl@steidl-steinberg.com,
 ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;leslie.
 nebel@steidl-steinberg.com;todd@steidl-steinberg.com;cgoga@steidl-steinberg.com;rlager@steidl-steinberg.com
 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov
 Peter J. Ashcroft on behalf of Creditor Duquesne Light Company pashcroft@bernssteinlaw.com,
 ckutch@ecf.courtdrive.com;acarr@bernssteinlaw.com
 Robert H. Slone on behalf of Creditor Franklin Regional Schools Federal Credit Union
 robertslone223@gmail.com, rslone@pulsenet.com;G17689@notify.cincompass.com
 Ronda J. Winneccour cmeccf@chapter13trusteeidpda.com
 S. James Wallace on behalf of Creditor Peoples Natural Gas Company, LLC sjw@sjwpgh.com,
 Equitablebankruptcy@peoples-gas.com;srk@sjwpgh.com

TOTAL: 10